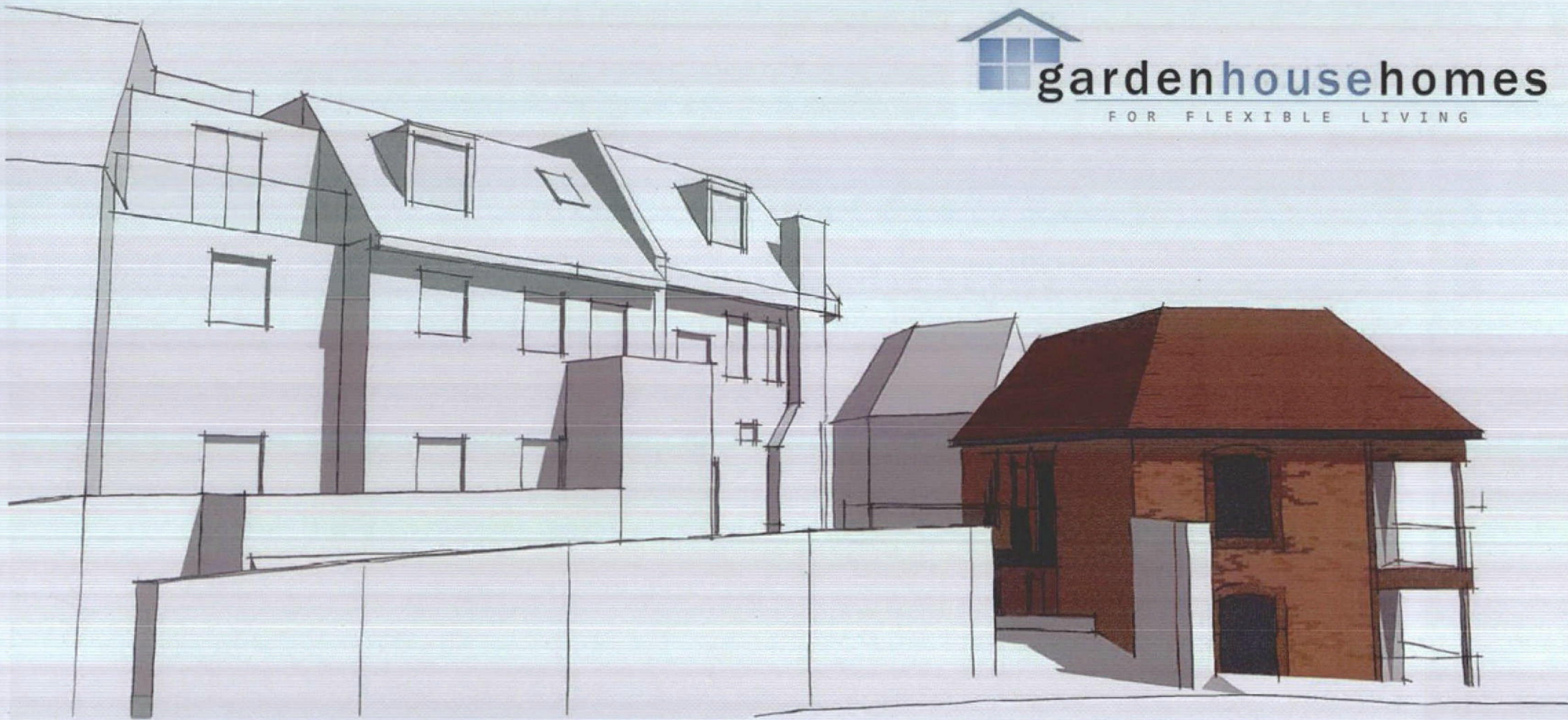




gardenhousehomes

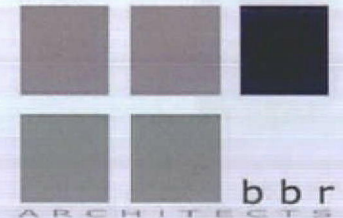
FOR FLEXIBLE LIVING



Design & Access Statement

Proposed residential extension and alterations to existing building to form 4 new dwellings.

31 Salisbury Square, Hatfield,
Hertfordshire, AL9 5JD



Design & Access Statement

31 Salisbury Square, Hatfield

The Site

The site is located between the end of Batterdale and Salisbury Square. Originally owned by the National Westminster Bank previously divided into individual "office accommodation", the buildings commercial value has now become redundant.

The total site area is 500 square meters and set on a severe gradient from Batterdale down to Salisbury Square.

There is a private pedestrian link from East to West with major proposals to refurbish the square, due to commence in the spring.

With the refurbishment of Hatfield Station and the Square, this site is an ideally developable brownfield site.



Design & Access Statement

31 Salisbury Square, Hatfield

Planning History

The site is within the Hatfield Historic core conservation area and has been the subject of three previous planning applications.

The most recent of these being a prior approval for the change of use from office (Class B1) to residential (C3) ref.S6/2014/0021/OR approved on March 6th 2014.

This approval is currently being implemented.

The two previous applications other to the above are:

- S6/2001/0042/FP – Rear elevational alterations & construction of boundary wall
- S6/1997/0677/FP – Change of use of ground floor from class A2 to B1



Design & Access Statement

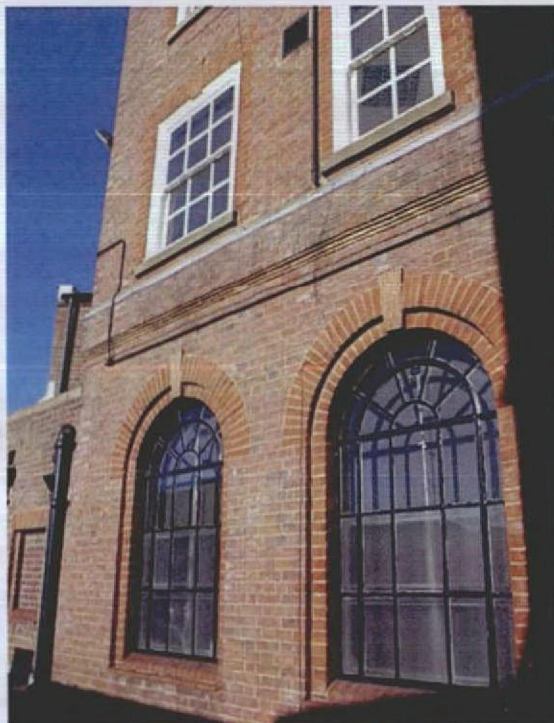
31 Salisbury Square, Hatfield

The Proposals

This planning application proposes to construct a 2.5 storey building within the car park comprising 1no 2-bedroom and 2no 1-bedroom apartments linked to the existing property by a small bridge.

In addition, it is also proposed to create a new 2 bedroom apartment on and within the roof space of the existing building including minor elevational changes to the rear to facilitate the change of use as previously approved.

Changes are proposed to the existing levels along the pedestrian link and enhancement of the external finishes including aligning with the styles of the proposed Salisbury Square refurbishment.

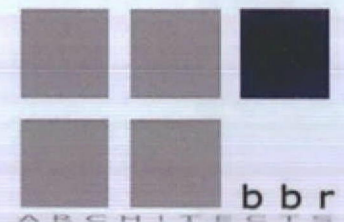


Design

The proposed new block is designed to reflect the style and form of the existing 1907 Bank building using similar materials and detailing including black steel windows and brick features.

The simple block has uncluttered elevations with facing brick arches to reflect the Bank façade.

The site levels are to be rationalised to allow easier pedestrian access to the development. The floor level to the new block will be set below the Batterdale road level keeping ridge heights lower and at a comfortable relationship with the adjacent no.30 Salisbury Square adjacent as it steps down the hill.



Design & Access Statement

31 Salisbury Square, Hatfield

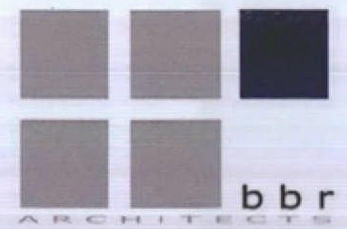
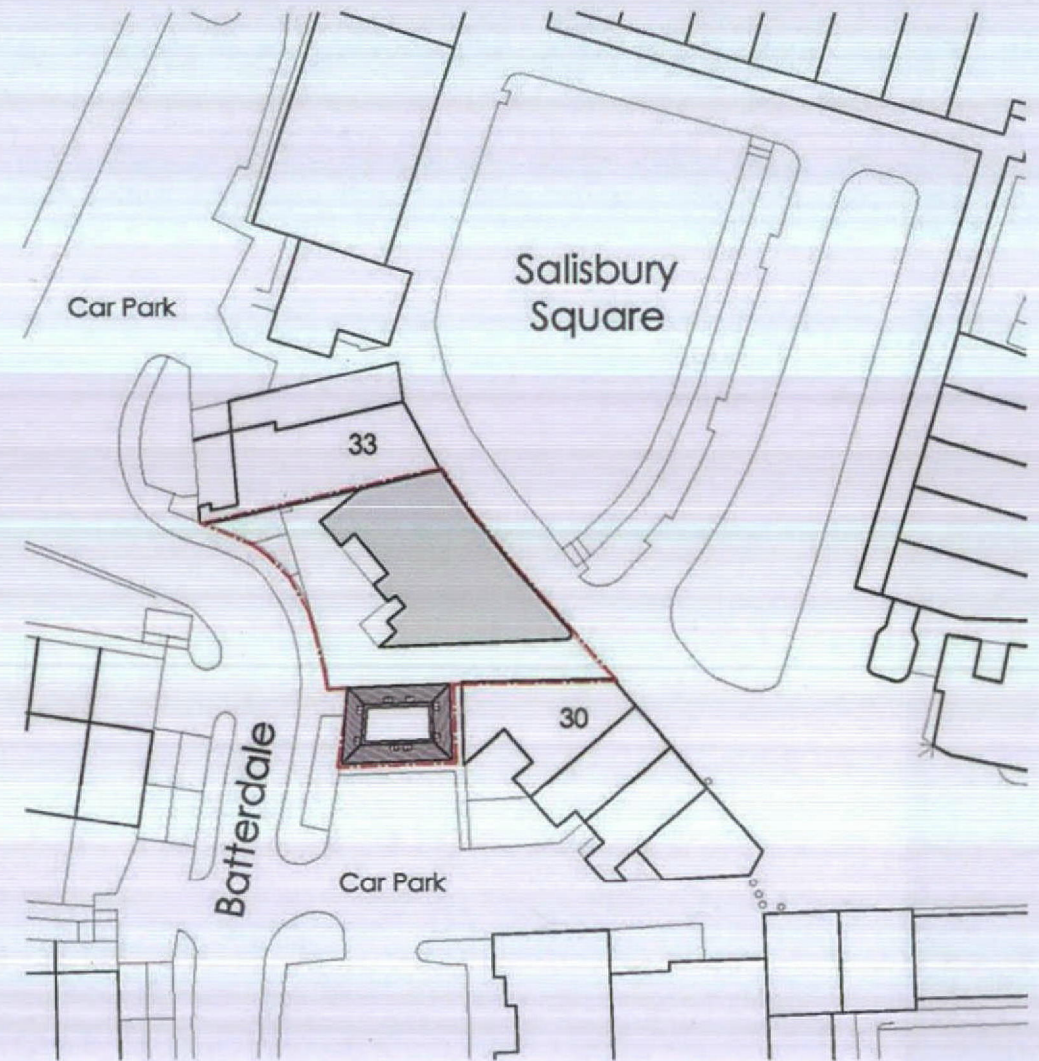
Sustainability

These apartments are sustainable in terms of their location within the centre of Historic Hatfield.

It can be seen from the site plan here that the site is located between two public car parks and within a short walking distance of the railway station, bus terminal & taxi ranks.

Shops are within metres of the site and all facilities are accessible by foot within the Hatfield old town including public houses and shops.

There is proposed secure cycle storage for the development with the existing outbuilding serving space for 2 cycles per dwelling.



Design & Access Statement

31 Salisbury Square, Hatfield

Summary

- Provides four additional flats within close proximity to public transport networks.
- Good quality design and construction to enhance the conservation area.
- Development to benefit from the proposed Salisbury Square & railway station refurbishments.

